

GROUND LEASE

JOIN SHOP RITE - PAD SITE

140-150 RAMAPO VALLEY RD.
OAKLAND, NJ



FOR MORE INFORMATION

JACOB BIJOU
WILLIAM FARKAS

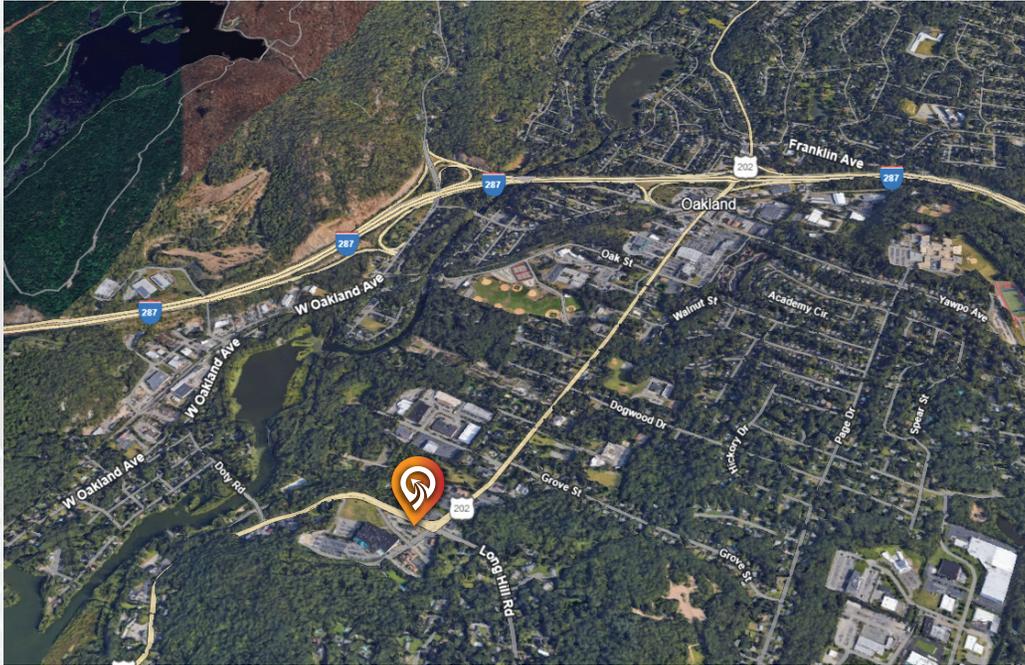
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | info@catalystrenj.com

**PAD SITE AVAILABLE
JOIN SHOP RITE**

140-150 RAMAPO VALLEY RD.
OAKLAND, NJ

SITE INFORMATION



AVAILABLE: GROUND LEASE
ACREAGE: 1.58 ACRES
RENT: CALL FOR QUOTE
FRONTAGE: 479' ON RT. 202
PARKING: 60 SPACES
TRAFFIC: 11,574 VPD

- SIGNALIZED INTERSECTION
- DENSELY POPULATED RETAIL MARKET
- EASY ACCESS TO I-287



	1 MILE	3 MILE	5 MILE
POPULATION	4,057	48,204	124,133
AVG. HOUSEHOLD INCOME	\$158,058	\$202,180	\$199,767
HOUSEHOLDS	1,484	17,609	46,489
DAYTIME POPULATION	5,843	32,559	84,121
NUMBER OF EMPLOYEES	4,626	20,289	49,342
AVERAGE HOUSEHOLD SIZE	2.6	2.7	2.6



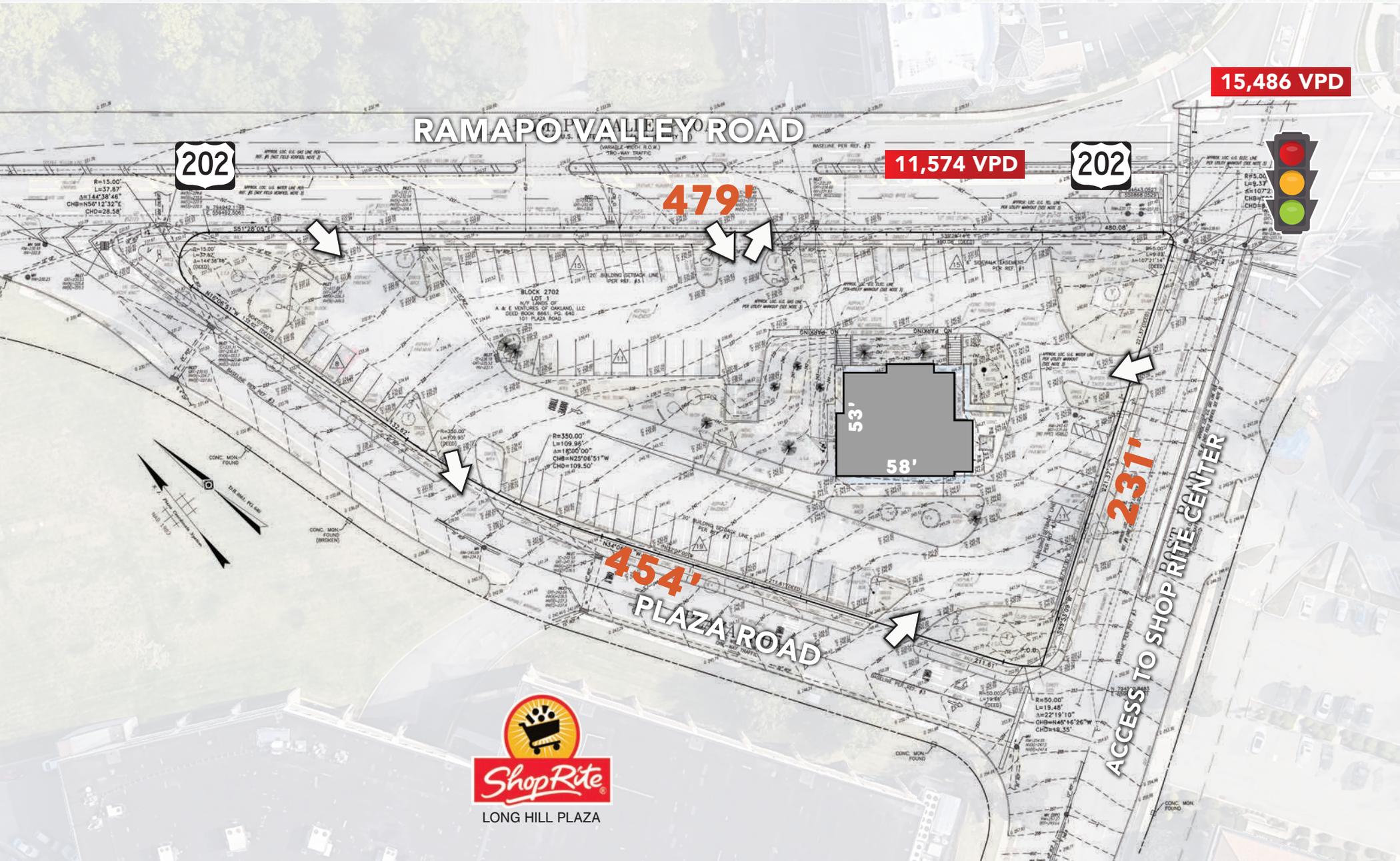
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SITE PLAN



CATALYST
REAL ESTATE PARTNERS

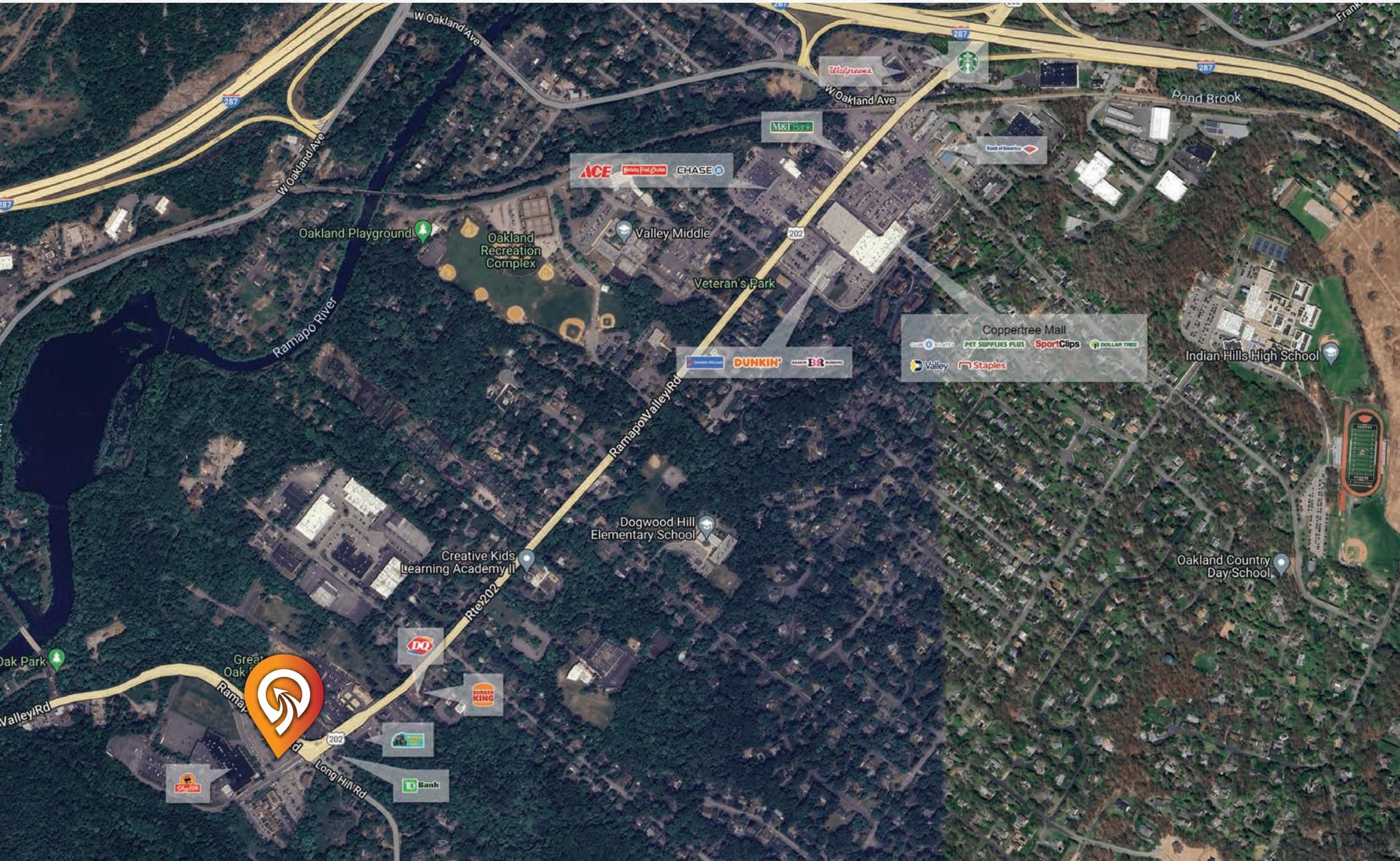
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MARKET AERIAL



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